

Exhibit C: Amendments to the Text of the Current General Plan

The current General Plan calls for a mix of uses at this location due to the planned Mountain View Corridor interchange at approximately 5800 West and 3500 South and BRT planned along both 3500 South and 5600 West. More specifically, the Plan includes the following land use recommendations for the following sections along 5600 West:

- Parkway Boulevard to 3500 South: Maintain and enhance existing commercial frontage along 5600 West. Because of good access to highways and public transit, commercial development near 5600 West and 3500 South and the proposed interchange should eventually transition into a mixed use format, including medium- to high-density residential.
- 3500 South intersection: Mixed use development, including transit-oriented retail commercial and high density residential, at the 3500 South interchange.
- 3600 South to 3855 South. In order to allow 5600 West to transition single family residential without undermining the character of nearby neighborhoods, a residential office mixed use zone will be established along 5600 West between 3600 South and 3855 South on the west side of the street, and from 3640 South to 3800 South on the east side of the street. This zone will include office and medium density residential, but will exclude retail commercial. Where possible, a street should separate the residential office mixed use zone from the single family residential behind it.

In light of the Hunter Town Center Small Area Plan, staff is recommending that the text of the General Plan be changed to:

- Parkway Boulevard to 3260 South: Maintain and enhance existing commercial frontage along 5600 West. General commercial land uses are recommended.
- 3260 South to 3700 South: With the exception of low density residential areas indicated on the General Plan Map, this area is addressed in the Hunter Town Center Small Area Plan.
- 3670 South to 3855 South. In order to allow 5600 West to transition single family residential without undermining the character of nearby neighborhoods, a residential office mixed use zone will be established along 5600 West between 3670 South and 3855 South on the west side of the street, and from 3670 South to 3800 South on the east side of the street. This zone will include office and medium density residential, but will exclude retail commercial. Where possible, a street should separate the residential office mixed use zone from the single family residential behind it.